



Unit Condition Assessment

January 18, 2021

Style Townhouse	SqFt 760	Floor Location 1
Bedrooms 2	Bathrooms 1	Renovation Status Renovated

Unit 815

801-817 W. 5th Ave.-
Lancaster-Oh-43130

Occupancy Status: Marketing/ Leasing

Date Assessment Completed
11/11/2020

Summary

815 W. 5th Ave. is a typical 2BR 1BA townhouse style apartment. The move out condition was less than desirable with evidence of damage to walls and floors throughout. The most concerning item uncovered was a significant patch of black mold in the utility closet. Cost savings can likely be realized with salvaging the appliances and counter tops; otherwise, this will be a complete heavy cosmetic renovation.

Certified by: h Brandon Sturgill

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Items Identified 105	Excellent Condition 0	Good Condition 10	Needs Work 29	Poor Condition 20
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Construction Cost Estimate

Est. Materials	Est. Appliance	Est. Labor	7% Contingency	Total Project Cost
\$2,863.66	\$1,185.56	\$4,787.50	\$535.58	\$9,372.30 (\$12.33/sqft)

Payment Plan

To Start [50%] \$4,686.15 Paid	@50% Complete [40%] \$3,748.92 Paid	@100% Complete [10%] \$937.23 Paid
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Schedule

Mobilization Days 5	Demo & Prep Days 10	Mechanicals Days 3	Finishes Days 25	Flooring Days 5	Punch List & Clean Days 3
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Project Start: 11/14/2020	Duration	Days Remain
Project Finish: 1/4/2021	51 Days	15 Days

% Incomplete 58%
% In Progress 0%
% Complete 2%

Close Out

Materials Paid	Appliance Paid	Labor Paid	Make Ready Costs
\$3,268	\$1,153	\$3,328	\$7,748
-\$404 Over	\$33 Under	\$1,460 Under	\$1,624 Under